



**REQUEST FOR INFORMATION
for
MUNICIPAL INVESTMENT IN CITY CENTER AREA**

RFI 12-364

**REQUEST FOR INFORMATION SUBMISSION DEADLINE : February 10, 2012,
2:00 PM EST in hard copy, not electronic copy or via e-mail or fax.**

**Information concerning this solicitation may be found at:
<http://www.sandyspringsga.gov>**

A Public Information Meeting will be held on Wednesday, January 18, 2012 from 2 – 4 PM in the Community Room of the Heritage Bluestone Building, located at 6110 Bluestone Road, Sandy Springs, Georgia. Interested parties are encouraged to attend.

This will have RFI, Q&A and any clarifications, schedule changes and other important information. **Proposers should check these electronic pages daily!**

**Questions should be directed to City of Sandy Springs Purchasing Manager,
Ruby Patton via e-mail to:
rpatton@sandyspringsga.gov**

Instructions to Proposers

All spaces below are to be filled in where indicated. Failure to sign and return the Request for Information Letter may cause rejection of the RFI.

Request for Information of:

Company Name: _____

Contact Name: _____

Address: _____

Telephone: _____ Facsimile: _____

E-Mail: _____

**Submit Information to:
City of Sandy Springs
Purchasing Office
7840 Roswell Road Suite 500
Sandy Springs, Georgia 30350**

**REQUEST FOR INFORMATION
for
MUNICIPAL INVESTMENT IN CITY CENTER AREA**

The City of Sandy Springs invites your submittal of a proposal pursuing a development/redevelopment project. Specifically, the public investment envisioned by the City would be in the form of the following:

- A stand alone government facility or mixed-use project, incorporating residential and non-residential uses including a new municipal complex; and/or
- Other public investment that will act as a catalyst and addresses impediments to redevelopment. Examples include, but are not limited to:
 - Improvements to stormwater infrastructure;
 - Public parking facilities;
 - Interparcel access;
 - Public greenspace or open space; and
 - Enhancements to the transportation infrastructure

BACKGROUND

The City of Sandy Springs (population 93,853) was incorporated on December 1, 2005. Conveniently located along I-285 and Georgia 400, Sandy Springs is the 6th largest city in Georgia and the 2nd largest in the metro Atlanta area. More people are employed in Sandy Springs than reside in the city, with a heavy concentration of professional and managerial occupations. The City's daytime population swells to more than 200,000.

Sandy Springs encompasses nearly 38 square miles and is located directly north of and adjacent to the City of Atlanta. Its population is affluent and highly educated. Average household income in 2005 as reported for five zip codes that encompass Sandy Springs ranged from \$105,932 to \$219,126. The percentage of adults holding a bachelor's or higher degree ranges from 62% to 78% across these same zip codes.

The City is home to more than 40% of the available hospital beds in the metropolitan Atlanta area and is proud to be the home of Northside Hospital, Saint Joseph's Hospital and Children's Healthcare of Atlanta. The largest concentration of hospital employment in the entire Metropolitan area is located in the heart of Sandy Springs. The Perimeter Center area, much of which is located in Sandy Springs, comprises the largest concentration of Class A office space in the Metro Atlanta.

Sandy Springs is honored to be the home of many outstanding businesses, including corporate giants such as First Data, Newell Rubbermaid, UPS, Cox Enterprises, ING Beazer Homes USA, Inc., Spectrum Brands Inc., Mueller Water Products, Global Payments and Havertys Furniture Companies.

GUIDELINES FOR PUBLIC INVESTMENT

1. The City is interested in leveraging public and private investment to achieve its downtown redevelopment goals. Past planning efforts have identified the need for a public facility with approximately 60,000 ft² for existing needs with the ability to expand to approximately 75,000 ft² in the future. The public facility is intended to house essential government functions and act as an anchor in the downtown area to encourage future redevelopment activities. The proposed project must be located in the City Center area (see map in Appendix A).

To be of interest, a project(s) would need to have the following attributes:

- Compatibility with the City's Land Development Code overlay district requirements (as appropriate) and 2027 Comprehensive Plan. Specifically, more than one use, including residential, is required per the Living Working – Community future land use category. Additionally, 15% to 20% of the project must be comprised of green and/or open space.
- Selection of a site that would enhance the economic viability of an area and provide for convenient access to city services, destination shopping and recreation opportunities.
- Increase real estate value and retail/service sales through high quality construction, compatible aesthetic and functional design and attraction of high end retail and service tenants.
- Innovative ownership concepts that would provide for low-cost public ownership of the city property and improvements.
- The municipal complex is intended to serve as an anchor to a larger redevelopment project. There is no interest in a redevelopment which only serves the City's space needs. An emphasis should be placed upon redevelopments which will be a catalyst for future redevelopment in the larger surrounding area. The redevelopment project must generate an equivalent or greater investment in non-governmental space.
- Ability of the City and/or City of Sandy Springs Public Facilities Authority to own the land and space it would occupy versus being a tenant paying rent.
- Completion of municipal portion of the development on or before: June 30, 2015
- Incorporation of sustainable design and construction elements necessary to achieve Leadership in Energy and Environmental Design (LEED) certification for the completed development. Special consideration may also be given to developments which employ best practices relative to overall energy conservation.
- Provisions for adequate parking for both City employees and the public. An estimate of space needs and parking is available upon request. Furthermore, structured parking should be utilized as much as possible.

2. Realizing that strategic public investment serves as a catalyst and addresses impediments to redevelopment, the City is interested in proposals that facilitate other areas of potential investment which would address existing impediments to redevelopment including lack of stormwater infrastructure, lack of public parking facilities, limited interparcel access, lack of public greenspace or open space; and lack of transportation infrastructure.

Submittal Requirements

If responding to item 1, above, submittal requirements are:

- A description and accompanying map showing proposed site location including a statement that current owner(s) are supportive of and committed to redevelopment.
- A detailed statement of developer qualifications, including recent development activities of the primary developer and any proposed project partners.
- A statement of the project team's vision for the proposal.
- A discussion of the team's financial capability to complete such a project.
- General outline of potential financial terms between the City and Developer.
- Demonstrated control of the property on which the development is to be placed either through fee simple title, enforceable options, long-term ground lease, contract to buy or other documents acceptable to the city.

If responding to item 2, above, submittal requirements are:

- A description and accompanying map showing proposed site location including a statement that current owner(s) are supportive of and committed to the use of the property for one of the purposes described in item 2, above.
- General outline of potential financial terms between the City and Developer.
- Demonstrated control of the property on which the development is to be placed either through fee simple title, enforceable options, long-term ground lease, contract to buy or other documents acceptable to the city.

Request for Information submittals are due **February 10, 2012 at 2:00 p.m.** Please enclose your information in an opaque envelope with the name of the project (Municipal Complex Site RFI 12-364) on the outside. All submittals should be on CD (3 copies required). Late submittals (after 2:00 p.m.) will not be accepted. **Please deliver proposals to the following address: The City of Sandy Springs, City Manager's Office, 7840 Roswell Road, Suite 500, Sandy Springs, Georgia 30350.**

Questions regarding this procurement will only be accepted by email. Please address all questions to Ruby Patton, Purchasing Manager at rpatton@sandyspringsga.gov. Phone calls regarding this Request for Information will not be accepted.

